Leon E. Stavrinakis- Chairman
Timothy E. Scott - Vice Chairman
Curtis E. Bostic
Colleen T. Condon
Henry E. Darby
Ed Fava
Curtis B. Inabinett, Sr.
Teddie E. Pryor, Sr.

Beverly T. Craven, Clerk
(843) 958-4030
1-800-524-7832
FAX (843) 958-4035
E-mail: bcraven@charlestoncounty.org

FILE COPY

CHARLESTON COUNTY COUNCIL
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING
4045 BRIDGE VIEW DRIVE
CHARLESTON, SOUTH CAROLINA
29405-7464

June 23, 2006

Sea Island Services, Inc.
3665 Bohicket Road
Johns Island, SC 29455

Ladies and Gentlemen:

County Council has granted approval of your request for a change in land classification *with conditions to your submitted Planned Development Guidelines*. The Zoning Ordinance was legislatively amended to incorporate this zoning change, effective June 21, 2006:

Case 3374-C
Johns Island: 3665 Bohicket Road
Parcel Identification 215-00-00-087, -132
9.70 Acres
Request to change from Planned Development (PD-62A) District
to Planned Development (PD-62B) District

This letter will serve as final notification. Please contact the Charleston County Planning Department and the Charleston County Department of Building Inspections for the necessary permits before executing your plans.

Sincerely,

Beverly T. Craven
Clerk of Council

BTC:JJM/jb

Case 3374-C
PD-62B

AN ORDINANCE

REZONING PROPERTY LOCATED AT 3665 BOHICKET ROAD, PARCEL IDENTIFICATION 215-00-00-087, -132, FROM PLANNED DEVELOPMENT (PD-62A) DISTRICT TO PLANNED DEVELOPMENT (PD-62B) DISTRICT.

Charleston County Council, in meeting duly assembled, hereby makes the following findings of fact:

WHEREAS, the property known as Parcel Identification 215-00-00-087, -132 is currently zoned Planned Development (PD-62A) District; and

WHEREAS, the site is approximately 9.70 acres and thus is in excess of the minimum acreage necessary for PD zoning; and

WHEREAS, the County Planning Commission has reviewed the application in accordance with procedures established in State Law and the County Zoning and Land Development Regulations; and

WHEREAS, the rezoning complies in all respects with Article 3.4 of the Charleston County Zoning and Land Development Regulations; and

WHEREAS, the development plan meets the objectives of Article 3.5 in the Charleston County Zoning and Land Development regulations by:

A.
Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designated primarily for development on individual lots by means of amending the planned development to allow for the expansion of a storage facility into an area designated for AG-8 uses;

B.
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, by protecting grand trees at the rear of the property by pushing developed areas forward, away from the trees.

WHEREAS, the development plan conforms to and implements the Charleston County Comprehensive Plan;

NOW, THEREFORE BE IT ORDAINED BY CHARLESTON COUNTY COUNCIL THAT THE PROPERTY KNOWN AS PARCEL IDENTIFICATION 215-00-00-087, -132 BE AND HEREBY IS REZONED FROM PLANNED DEVELOPMENT (PD-62A) DISTRICT TO PLANNED DEVELOPMENT (PD-62B) DISTRICT WITH THE FOLLOWING CONDITIONS: THAT THE CURRENT 142 SQ. FT. BUSINESS SIGN REMAIN AT ITS CURRENT LOCATION AND RETAIN ITS CURRENT APPEARANCE, FORM, AND DIMENSIONS; AND THAT THE FRONT BUFFER OF THE PLANNED DEVELOPMENT BE INCREASED TO 200 FT. ANY DEVELOPMENT ON THE SITE MUST CONFORM TO THESE CONDITIONS AS WELL AS ALL REQUIREMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS AND OTHER APPLICABLE LAWS, RULES AND REGULATIONS.

The provisions of this Ordinance are hereby declared to be severable and if any section, phrase, or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON APPROVAL FOLLOWING THIRD READING.

BOHICKET SELF SERVICE STORAGE FACILITY
PLANNED DEVELOPMENT GUIDELINES
2006

I. PURPOSE, INTENT AND OBJECTIVES

see ordinance conditions from council (previous document)

The following guidelines have been created to direct the proposed amending of an existing PD of 3.66 acres to an existing Planned Development of 4.96 acres (PD-62A). The existing Planned Development is located on the east side of Bohicket Road in Charleston County (TMS# 215-00-00-132 and #215-00-00-87). The proposed amendment to this Planned Development is to allow self storage facilities in the area currently zoned for Agriculture Preservation (AG-8) uses and to allow one professional office use in the existing office building.

The applicant, Mr. Loren Van Oordt, has already been granted PD-62A to operate his bike rental shop on the 1.23 acre tract (TMS# 215-00-00-87) and a self storage facility on 3.73 acres (TMS # 215-00-00-132). There is a 2,000 square foot residence with two bedrooms and a studio apartment on the second floor of the bike rental shop. This is essential for providing security for the buildings and premises. The landowner has operated self storage for almost 3.5 years next to his bike shop. This parcel is adjacent to a 50 acre tract approved for both commercial and multi-family uses. The Bohicket Road/River Road commercial node is well located to serve the needs of the barrier island. There are various commercial uses such as a grocery store, shops, and offices and more in this node. Expanded self storage would provide additional climate controlled units to accommodate the growing number of customers requiring them. With so little impact to traffic, water and sewer, a well buffered self-storage area "back in the woods", behind the existing bike shop is still the least commercial transitional use possible, under the circumstances. This will also help to insure that no further commercial expansion happens along the Bohicket/River Road node. This is a unique, low impact way to "complete" the node. The approval of this use would not set a precedent or be used as a means to substantiate inappropriate land use request.

Mr. Van Oordt is requesting to extend his existing PD-62A, of 6.06 Ac. to 9.72 Ac., to include the remaining portion of land that he currently owns. His existing bike shop is used for the office needed for the self-storage facility, which is not separately manned. He is also asking for approval to use his already existing space for one professional office use. This existing office space is a maximum of 1,000 square feet. This avoids any need for additional parking, water or sewer. Discussions with the local fire chief indicate that there is no need to extend water mains for fire protection. No hazardous material, no outdoor storage and no human

habitation will be permitted. The following design criteria will continue to show how the specific details of the facility design preserve trees, minimize buildings and propose a low impact use.

II. LAND USES

A. Proposed Land Use

All of the uses allowed in the Agriculture Preservation (AG-8) district, plus the normal activities related to a self-storage facility and the retail, wholesale and rental bicycle business, will all be permitted within the Van Oordt Planned Development.

B. Structures

All buildings to meet self storage layout requirements as described in the county ordinance.

C. Total Existing number of buildings allowed is 7 under the current PD. Total maximum number of buildings for the entire site proposed is 15 not to exceed 105,500 sq ft. Request is for an amendment to add 8 buildings.

III. SETBACK CRITERIA- Self-Service Storage Facility

A. Floor Area- Maximum Building Cover 35% of lot
B. Height- Maximum Height 35 feet
C. Setbacks:

1. All structures to be setback the required 75' from the Bohicket road right-of way.

2. Where this project abuts an adjacent property where it is slated for a commercial use there is no required setback. Buffering of the land will meet minimum city requirements. Also see PD Buffering and Screening, section VII of this PD.

3. Where the project abuts the adjacent property where it is slated for a multi-family residential use, all self storage doors are facing inward and away from the adjacent property. Also see PD Buffering and Screening, section VII of this PD.

IV. LOT SIZE CRITERIA – Not Subdivided

A. Minimum Lot Area – 40,000 Square Feet
B. Minimum Width – 125 feet

V. LIGHTING PLAN

All lighting shall be on poles or on buildings directed inward and away from adjacent properties with maximum of 5 foot candles. No more than .5 or ½ ft candle power will spill onto adjacent properties or public right-of ways.

VI. PARKING AND CIRCULATION

A. Two parking spaces are provided, to the rear of the property, within the storage unit area.
B. Existing bike shop entrance off of Bohicket Road will be used, no changes needed.
C. The self storage road is 30 feet wide and will continue to access from the existing bike shop drive.
D. Roadway widths on interior drives are 24 feet, where buildings face open and onto such drives on only 1 side
E. Roadway widths on interior drives are 34 feet, where buildings face and open onto such drives on both sides.

VII. SCREENING/BUFFER AREAS

A. A 25' – "C" buffer is required along the south/southeast property line that is adjacent to PD-22 which is planned for a commercial and multi-family development.
B. A 25'-"A'"buffer will be provided adjacent to the agricultural development.
C. A 125' buffer is required along Bohicket Road. This buffer is existing and undisturbed.
D. Buffers will be planted to meet county buffering requirements to properly screen the uses

VIII. FENCES AND WALLS

There is an existing fence that runs along the edge of the existing agricultural property that will remain in place. There are no additional fences or walls required around this proposed development.

IX. STREETS/DRAINAGE

A. There is a 30'wide entrance road that accesses from the existing bike shop
B. There will be no irrigation system in place for these facilities. No new access from Bohicket Road is required.
C. There are storm water detention facilities. These facilities work to

improve existing drainage by providing storm water management and treatment on site.

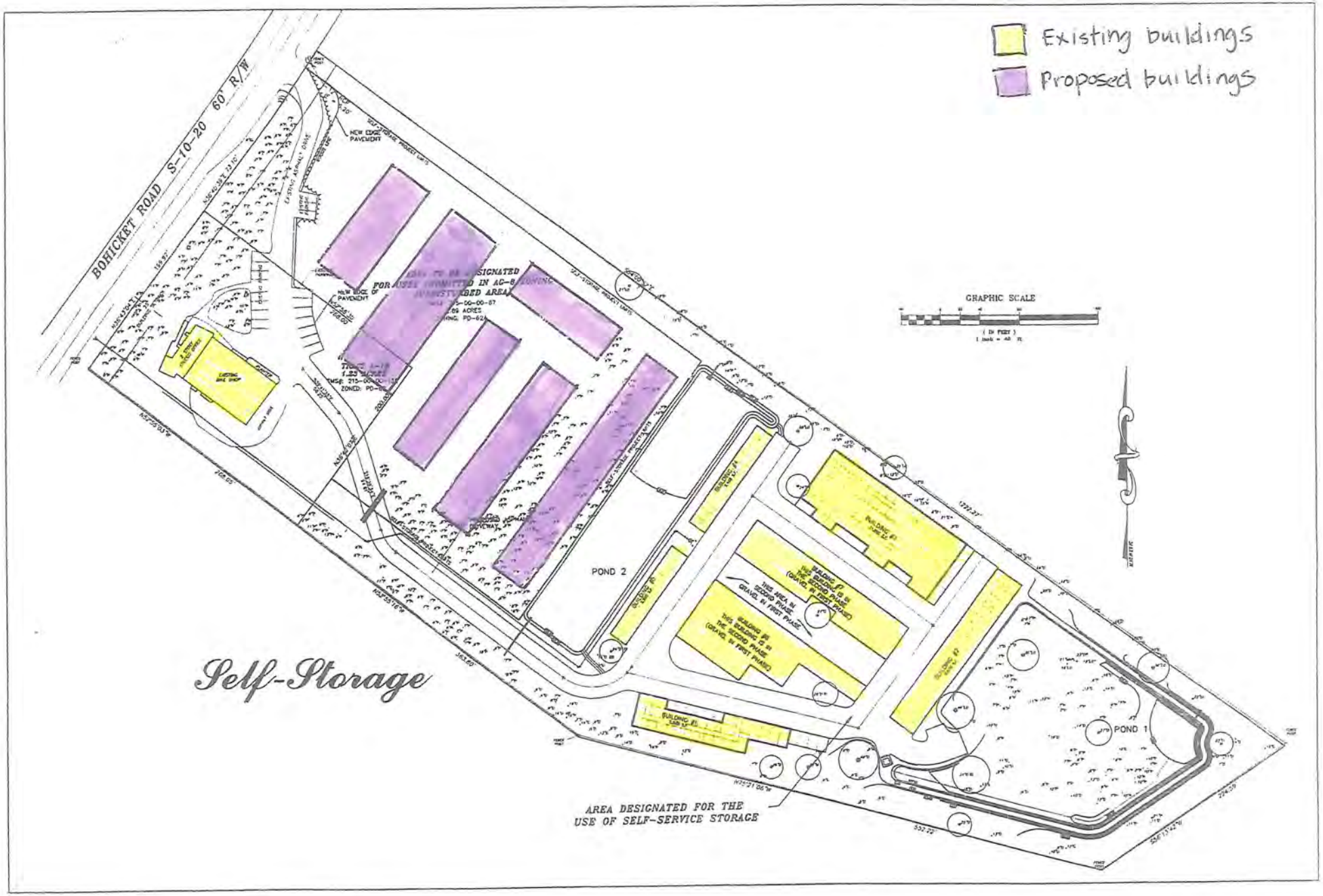
X. PHASING

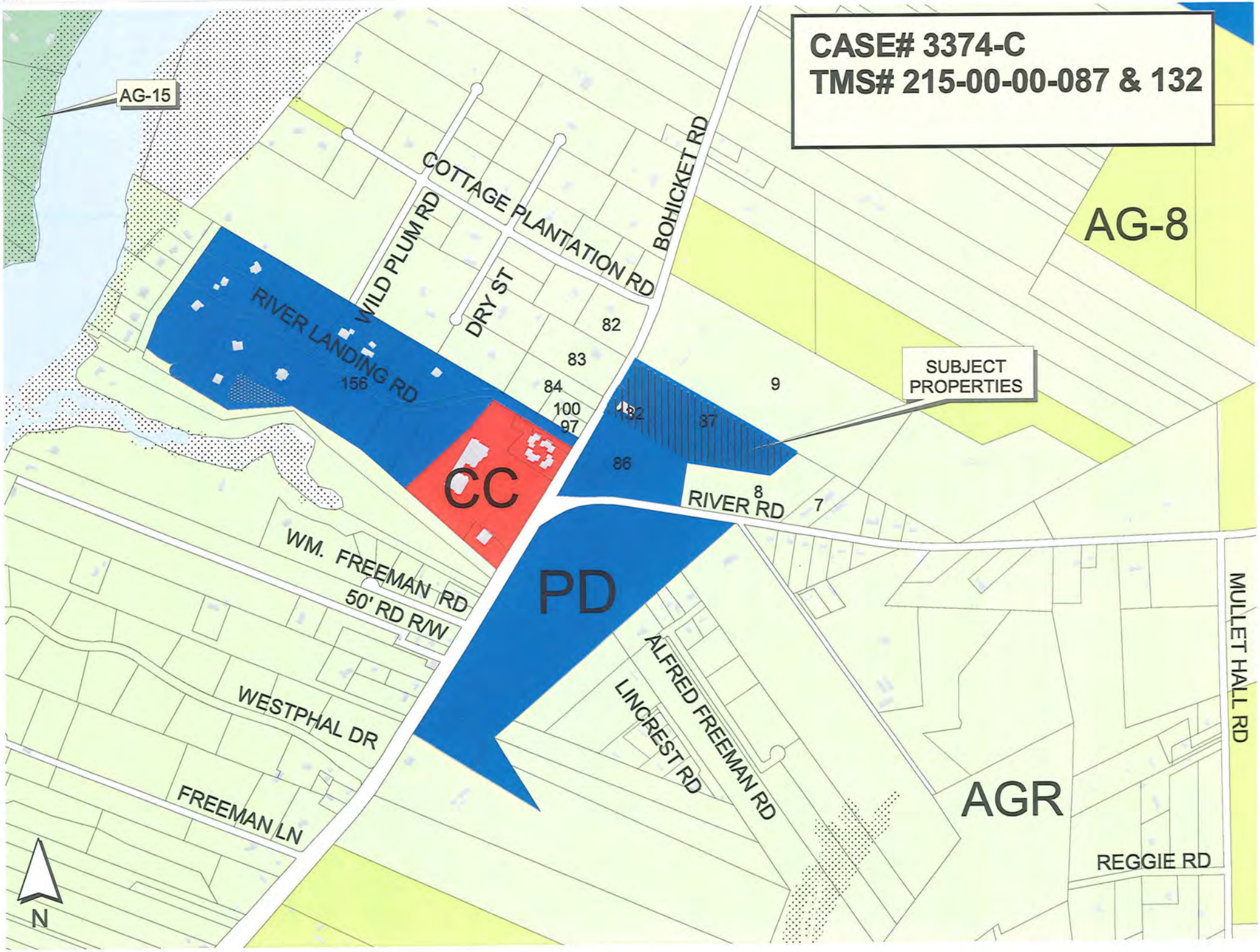
Currently developing the remaining portion of property into self storage. The entire property will be fully developed within 25 years.

XI. SIGNS

The existing sign for the bike shop and self storage will remain unchanged. No additional signage is requested.

XII. SITE PLAN APPROVAL


Existing buildings
Proposed buildings
BOHICKET ROAD S-10-20 60' R/W
GRAPHIC SCALE
POND 2
POND 1
Self-Storage
AREA DESIGNATED FOR THE
USE OF SELF-SERVICE STORAGE


CASE# 3374-C
TMS# 215-00-00-087 & 132
AG-15
AG-8
COTTAGE PLANTATION RD
BOHICKET RD
WILD PLUM RD
DRY ST
RIVER LANDING RD
156
82
83
84
100
97
92
87
9
SUBJECT PROPERTIES
CC
86
8
7
RIVER RD
WM. FREEMAN RD
50' RD R/W
PD
ALFRED FREEMAN RD
LINCREST RD
MULLET HALL RD
WESTPHAL DR
FREEMAN LN
AGR
REGGIE RD
N

Rezoning Case 3374-C

- Johns Island; 3665 Bohicket Road
- Parcel I.D. – 215-00-00-087 and -132
- Request to amend Planned Development **(PD-62A)** to Planned Development **(PD-62B)**
- Applicant/Owner: Sea Island Services, Inc.
  3665 Bohicket Road, Johns Island, SC 29455
- 9.7 acres

Rezoning Case 3374-C: History

- This request was originally presented at the March 13, 2006 Planning Commission Meeting. Planning Commission voted to defer the case for further information pertaining to the approval of PD-62A (currently approved PD).

- Case 3076-C, a request to amend PD-62 (for a bike storage facility) to PD-62A (to add the storage facility), was heard by Planning Commission on March 5, 2001. At that meeting, staff stated that there was open space or undeveloped property that would be for AG-8 uses only. Staff also stated that the purpose was to leave the trees there in case there was a need for additional storage or other uses that may be needed. It was stated that if this area was to be used for uses other than AG-8 uses, it would require approval of a planned development amendment.

Rezoning Case 3374-C: History

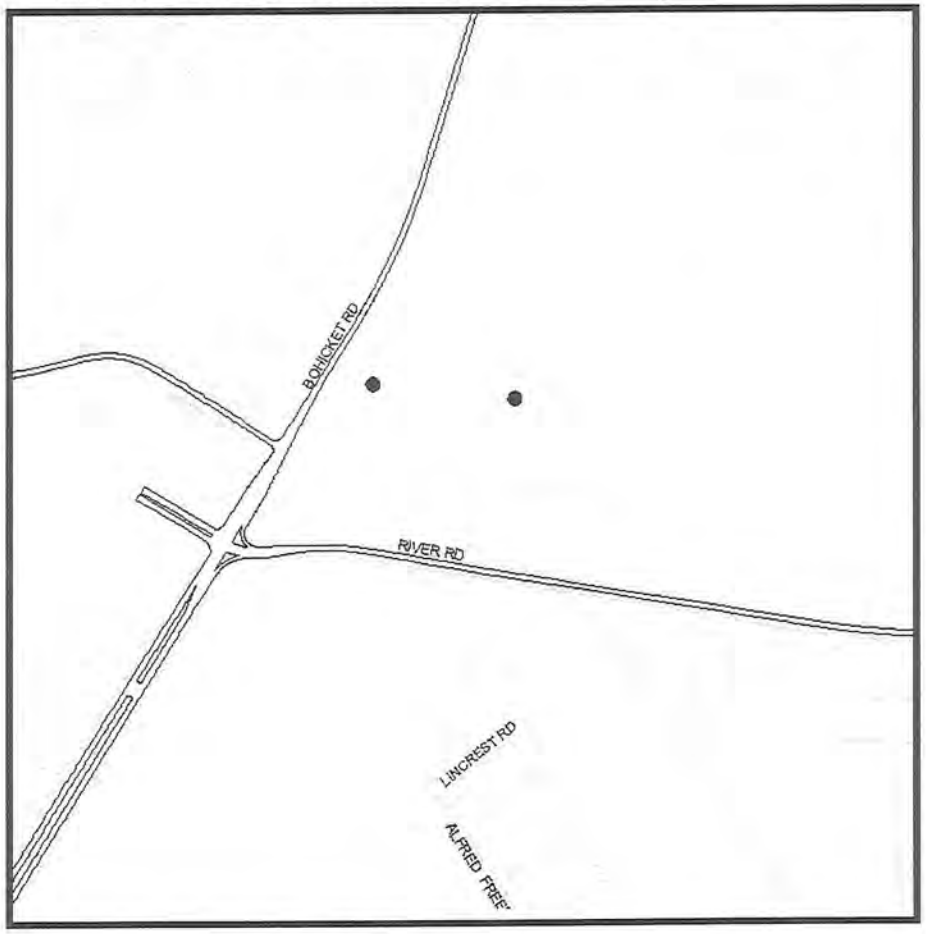
- The recommendation from Planning Commission was unanimous for approval (with no conditions attached).

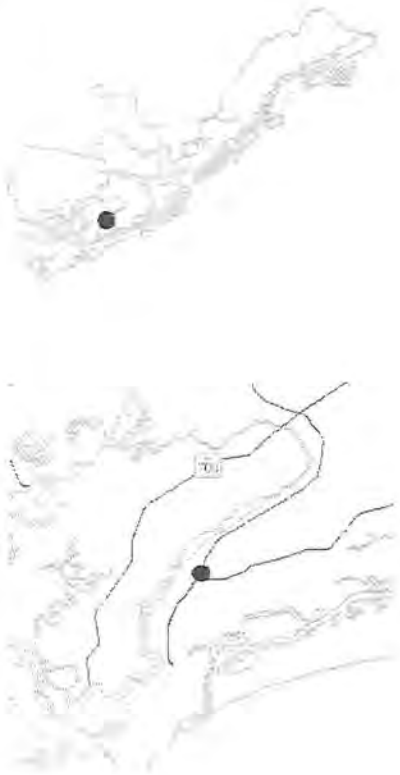
- County Council approved the Planned Development (with no conditions attached).

- The current request, Case 3374-C, has been modified by the applicant since the March 13, 2006 Planning Commission Meeting. The applicant has added a request to include 2 residential units, which currently exist, over the bike shop.

CASE# 3374-C
TMS# 215-00-00-087 & 132

Location Map



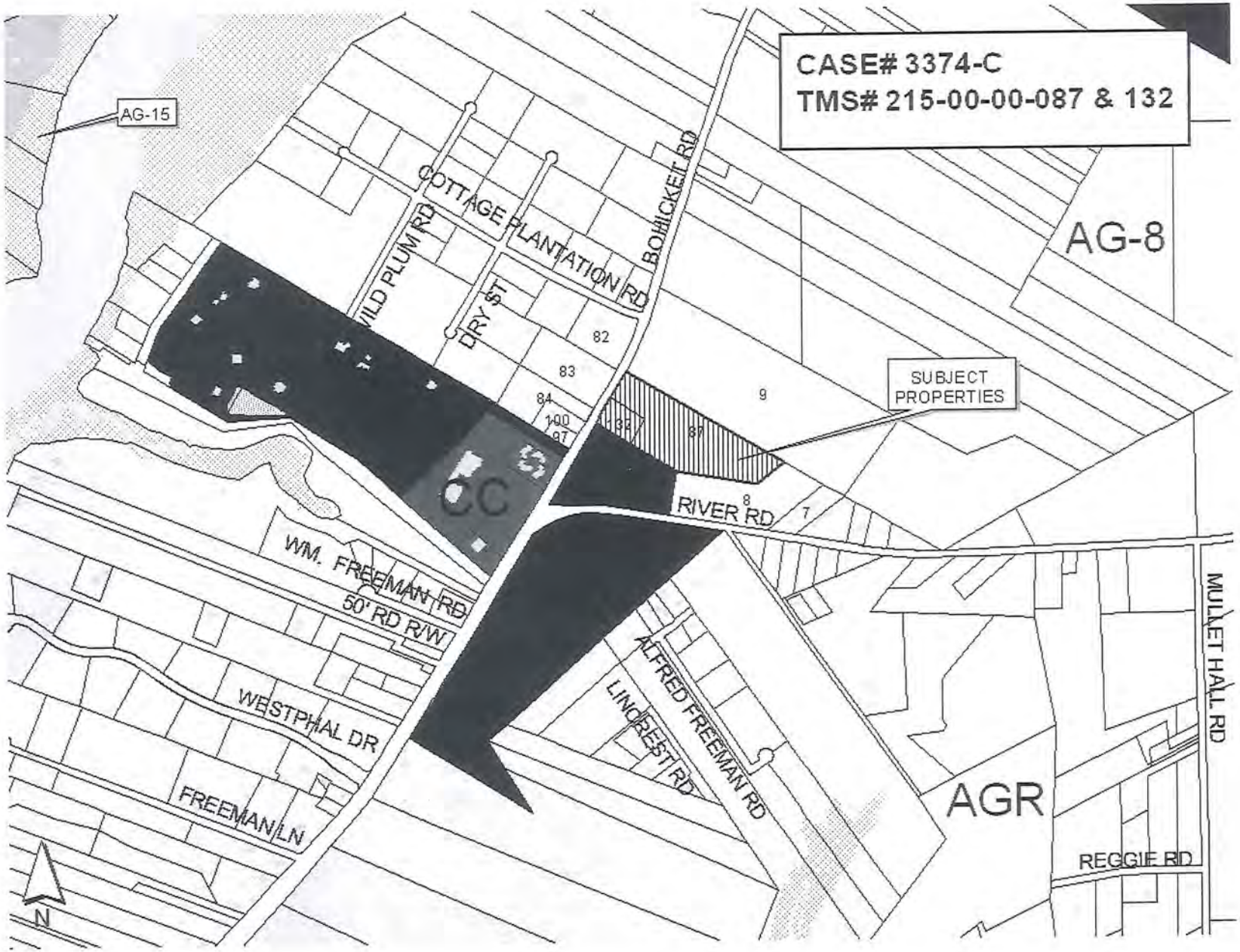


The subject properties are zoned PD-62A and contain a bicycle/rental shop and a self-storage facility. In 1995, parcel 132 was rezoned from AG to PD-62 for a bicycle/rental shop. In 2001, PD-62A was approved for parcels 132 and 087 and included the bicycle/rental shop and a self-storage facility. The adjacent property to the south is zoned PD for a multi-family/commercial development that has not been developed.

Case 3374-C Information

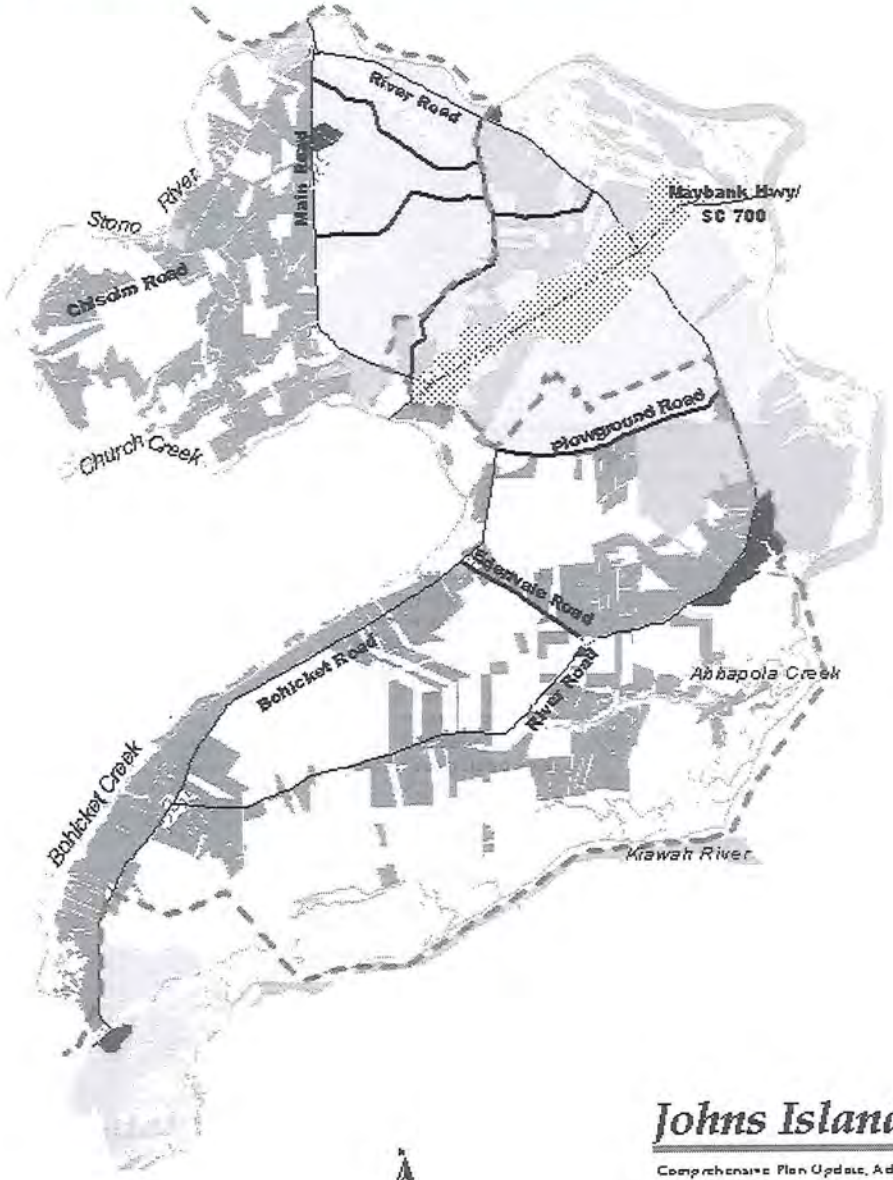
- Lot Dimensions
  - 9.7 acres
  - ~ 200 feet of frontage on Bohicket Road
  - ~ 1200 feet deep
- Subject currently contains a bike shop and self-storage units
- Adjacent Parcels
  - PD, AGR, CC zoning
  - Residential and agricultural uses
  - Vacant property
- Access is from Bohicket Road

3374-C Frontage on Bohicket Road



DR
RIVER LANDING
BOWICKET
RIVER
LINCREST
WM FREEMAN

County of Charleston
COMPREHENSIVE PLAN



LEGEND

- Suburban/Rural Area Edge
- Agricultural Residential
- Rural Residential
- Rural Agricultural
- Suburban Residential
- Civic & Institutional
- Office
- Rural Commercial
- Commercial
- Industrial
- Maybank Highway Corridor
- Water Resources
- Marsh
- Incorporated Areas

1 0 1 Miles

N

Johns Island Future Land Use

Comprehensive Plan Update, Adopted November 18, 2003
Amended October 5, 2004

FIGURE 3.2.3

3374-C

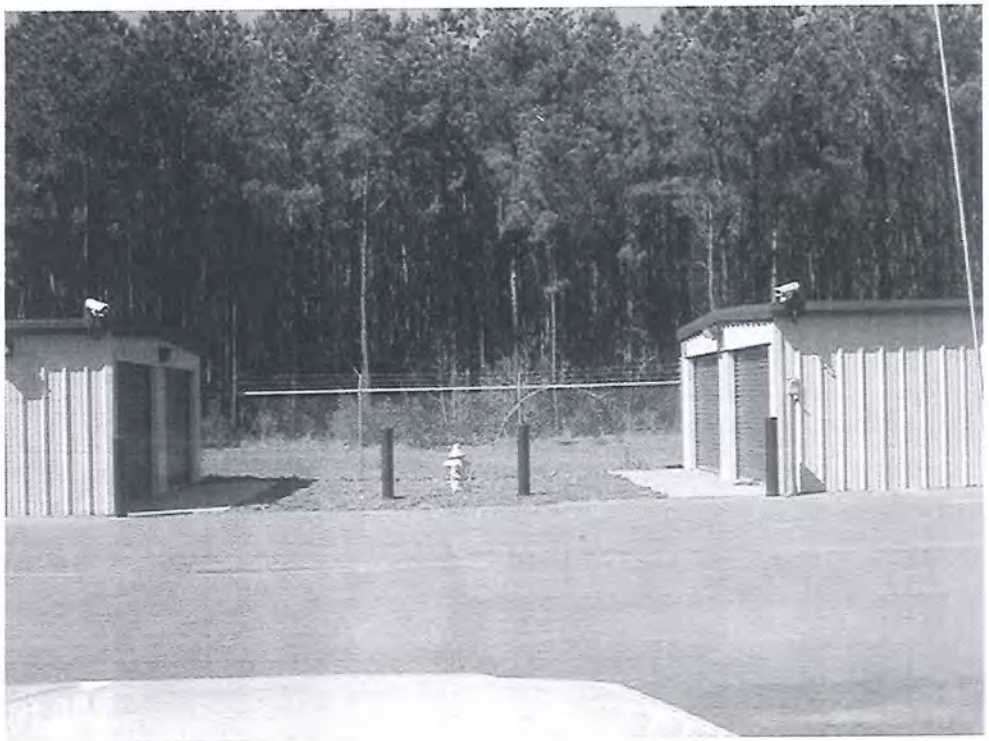
1 – Subject Parcels

2 – Parcel Across Bohicket Rd

3374-C

3 –Self-Storage Facility

4 – Area of Proposed Expansion of Self-Storage Facility



3374-C Uses: PD-62A vs. Requested PD-62B

Uses Allowed in PD-62A

- Bike rental shop
- Self-storage facility (3.73 acres)
  - 9 self-storage buildings
  - 34,900 SF total
- AG-8 uses (4.76 acres)
- 2 residential units above bike shop

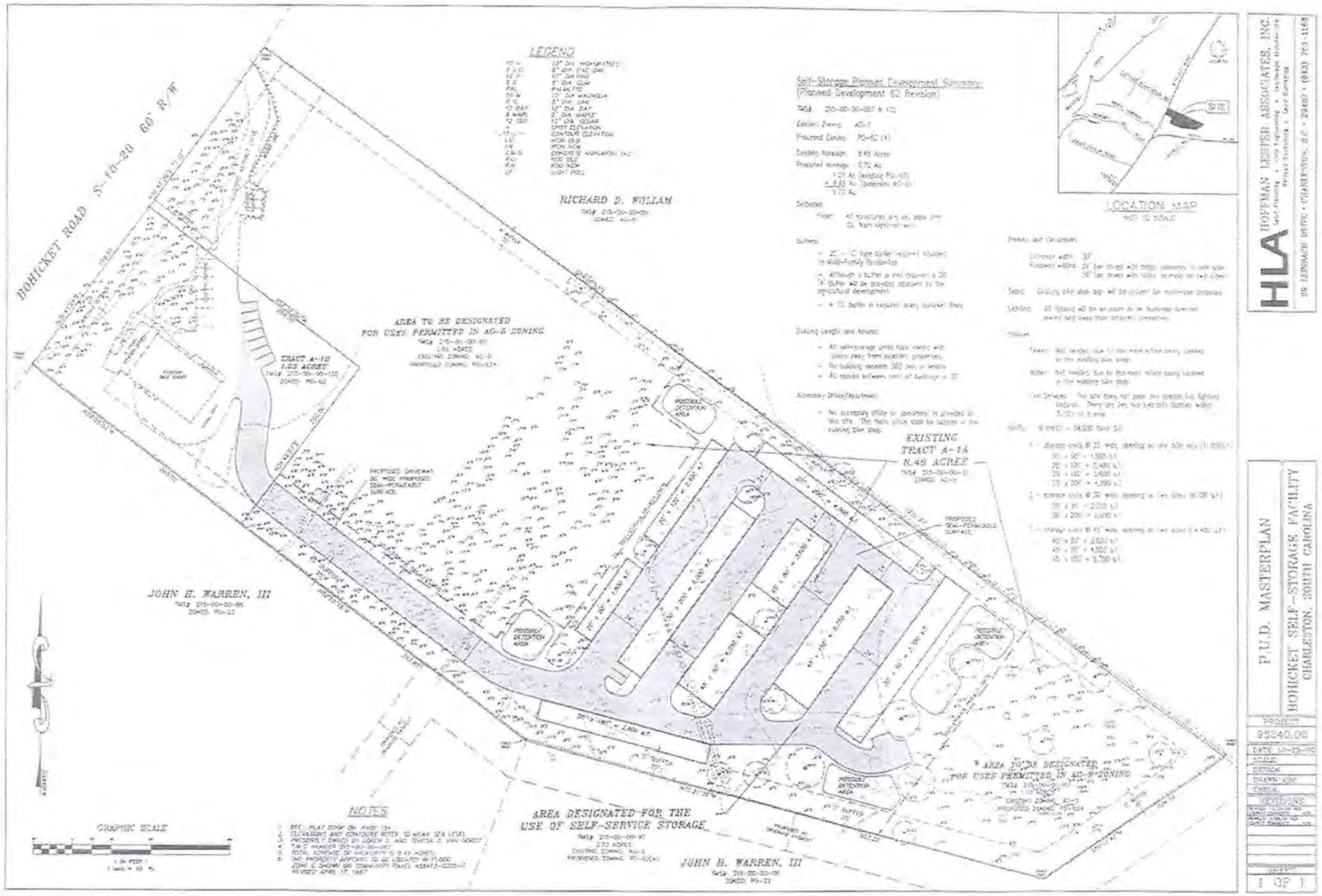
Uses Requested in PD-62B

- Bike rental shop
- One professional office use in existing bike shop space
  - Maximum of 1,000 SF for office use
- Self-storage facility
  - 15 self-storage buildings
  - 105,500 SF total
  - Additional buildings to be placed in the area currently designated for AG-8 uses
- AG-8 uses
- 2 residential units above bike shop

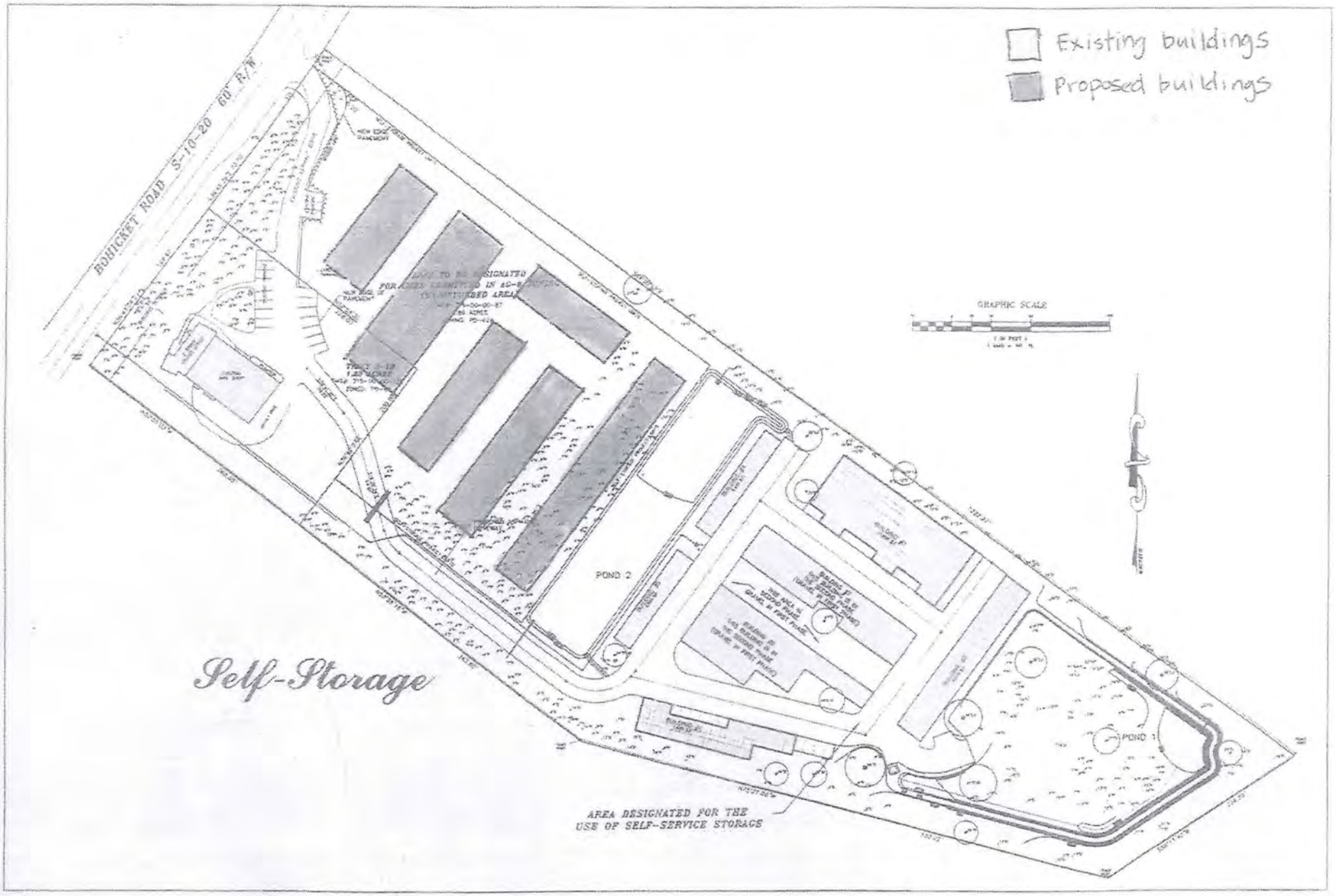
PD-62B Additional Requested Guidelines

- Increases buffer along Bohicket Road from required 75 feet to 125 feet.
- Buffers to be planted to County standards.
- Lighting: maximum of 5 footcandles.
- No additional signage is requested.

PD-62A Approved Conceptual Site Plan



PD-62B Proposed Conceptual Site Plan



3374-C Analysis

Development Review Procedure from **§3.5.2 Intent** of ZLDR

A. **Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designated primarily for development on individual lots;** *(Permits amendment of a planned development to allow for the expansion of a storage facility into an area designated for AG-8 uses.)*

B. **Allowing greater freedom in selecting the means to provide access, light, open space and design amenities; and** *(Not applicable.)*

C. **Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements.** *(Protects grand trees at rear of property by pushing developed areas forward, away from these trees.)*

3374-C Analysis

Development Review Procedure from **§3.5.3 Results** of ZLDR

A. **Greater choice in the type of environment and living units available to the public;** *(Not applicable.)*

B. **More open space;** *(Not applicable.)*

C. **A creative approach to the use of land and related physical development;** *(Not applicable.)*

D. **An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs; and** *(Not applicable.)*

E. **Implementation of the Comprehensive Plan.** *(The Plan recommends this area for Rural Commercial use.)*

3374-C Recommendation

- The County of Charleston *Comprehensive Plan* recommends this area Rural Commercial Use.
- The subject parcel is surrounded by a mixture of uses and zoning.
- This would be consistent with the *Comprehensive Plan* recommendation.

- **STAFF RECOMMENDATION: Approval**

- If approved, the project must meet all requirements of the ZLDR and complete site plan review. It also must meet the requirements of all other applicable agencies.